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1 the public accommodation at 100 N. Wiget Lane in Walnut Creek. Plaintiff has  
 2 alleged that defendants violated Title III of the ADA, California Civil Code  
 3 §§ 51, 52, 54, 54.1, 54.3 and 55, and California Health & Safety Code §§ 19955  
 4 *et seq.*, by failing to provide full and equal access to their facilities at the medical  
 5 office building at 100 N. Wiget Lane in Walnut Creek, California.

6 2. Defendants BRADFORD PRESCOTT, M.D. and ALPHA  
 7 MEDICAL ASSOCIATES LLC, deny the allegations in the Complaint and by  
 8 entering into this Consent Decree and Order do not admit liability to any of the  
 9 allegations in Plaintiff's Complaint filed in this action. Plaintiff DAVID  
 10 RUBSAMEN, defendants BRADFORD PRESCOTT, M.D. and ALPHA  
 11 MEDICAL ASSOCIATES LLC, and all other current owners as of the date of  
 12 this agreement of the subject property, hereinafter collectively, "the parties,"  
 13 hereby enter into this Consent Decree and Order for the purpose of resolving this  
 14 lawsuit without the need for protracted litigation and without the admission of  
 15 any liability.

### 16 17 **JURISDICTION:**

18 3. The parties to this Consent Decree and Order agree that the Court  
 19 has jurisdiction of this matter pursuant to 28 U.S.C. § 1331 for alleged violations  
 20 of the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 *et seq.* and  
 21 pursuant to supplemental jurisdiction for alleged violations of California Health  
 22 & Safety Code §§ 19955 *et seq.*; Title 24, California Code of Regulations; and  
 23 California Civil Code §§ 51, 52, 54, 54.1, 54.3, and 55.

24 4. In order to avoid the costs, expense, and uncertainty of protracted  
 25 litigation, the parties to this Consent Decree agree to entry of this Order to resolve  
 26 all claims regarding injunctive relief, damages, and attorney fees, litigation  
 27 expenses, and costs, raised in the Complaint filed with this Court. Accordingly,  
 28 they agree to the entry of this Order without trial or further adjudication of any

1 issues of fact or law concerning plaintiff's claims for injunctive relief, damages,  
2 and attorney fees, litigation expenses, and costs.

3 WHEREFORE, the parties to this Consent Decree and Order hereby  
4 agree and stipulate to the Court's entry of this Consent Decree and Order, which  
5 provides as follows:

6  
7 **SETTLEMENT OF INJUNCTIVE RELIEF:**

8 5. This Consent Decree and Order shall be a full, complete, and final  
9 disposition and settlement of plaintiff's claims against defendants for injunctive  
10 relief that have arisen out of the subject Complaint. The parties agree that there  
11 has been no admission or finding of liability or violation of the ADA and/or  
12 California civil rights laws, and this Consent Decree and Order should not be  
13 construed as such.

14 6. The parties agree and stipulate that the corrective work will be  
15 performed in compliance with the standards and specifications for disabled access  
16 as set forth in the California Code of Regulations, Title 24-2, and Americans with  
17 Disabilities Act Accessibility Guidelines, unless other standards are specifically  
18 agreed to in this Consent Decree and Order.

19 7. **Remedial Measures and Timing of Injunctive Relief:**

20 The parties have jointly selected architect George Dedekian based on their  
21 knowledge of and respect for Mr. Dedekian's professional knowledge, abilities,  
22 experience and integrity, and have further agreed to the following procedures, all  
23 to be carried out at defendants' expense:

24 Mr. Dedekian has conducted an access survey of the subject premises  
25 located at 100 N. Wiget Lane in Walnut Creek, California, including the building,  
26 and its adjoining grounds and parking areas, and has prepared a comprehensive  
27 report and recommendations as to what access barrier removal is needed to make  
28 the subject premises fully compliant with current California Title 24 and federal

1 ADAAG access requirements. Defendants will implement all of Mr. Dedekian's  
 2 recommendations for removal of all identified access barriers within nine months  
 3 of receipt of Mr. Dedekian's report. A copy of this report has been provided to  
 4 plaintiff's counsel Paul Rein, and is incorporated into this Consent Decree and  
 5 Order as Attachment A.

6 Defendants also agree to thereafter maintain all access features in a safe  
 7 and usable condition so long as defendants remain owners, operators, lessors or  
 8 lessees of the subject property.

9 In the event that unforeseen difficulties prevent defendants from  
 10 completing any of the agreed-upon injunctive relief, defendants or their counsel  
 11 will notify plaintiff's counsel in writing within 15 days of discovering the delay.  
 12 Defendants or their counsel will notify plaintiff's counsel when the corrective  
 13 work is completed, and in any case will provide a status report no later than 120  
 14 days from the entry of this Consent Decree and Order.

15  
 16 **DAMAGES, ATTORNEY FEES, LITIGATION EXPENSES AND COSTS:**

17 8. The parties have reached an agreement regarding plaintiff's claims  
 18 for damages: defendants have paid \$20,000 to plaintiff in full satisfaction of  
 19 plaintiff's claims for all damages, including personal injury, civil rights, and all  
 20 other forms of damages. The parties have also reached an agreement regarding  
 21 plaintiff's claims for attorney fees, litigation expenses, and costs: defendants will  
 22 pay \$17,106 to plaintiff's counsel in full satisfaction of plaintiff's claims for  
 23 attorney fees, litigation expenses, and costs. Payments are to be received by  
 24 plaintiff's counsel on or before September 26, 2011.

25  
 26 **ENTIRE AGREEMENT:**

27 9. This Consent Decree and Order constitutes the entire agreement  
 28 between the signing parties on the matters of injunctive relief, damages, and

1 attorney fees, litigation expenses, and costs.

2  
3 **CONSENT DECREE AND ORDER BINDING ON PARTIES AND**  
4 **SUCCESSORS IN INTEREST:**

5 10. This Consent Decree and Order shall be binding on the parties and  
6 all successors in interest. The parties have a duty to so notify all such successors  
7 in interest of the existence and terms of this Consent Decree and Order during the  
8 period of the Court's jurisdiction of this Consent Decree and Order.

9  
10 **MUTUAL RELEASE AND WAIVER OF CIVIL CODE SECTION 1542 AS**  
11 **TO INJUNCTIVE RELIEF ONLY:**

12 11. Each of the parties to this Consent Decree and Order understands  
13 and agrees that there is a risk and possibility that, subsequent to the execution of  
14 this Consent Decree and Order, any or all of them will incur, suffer or experience  
15 some further loss or damage with respect to the lawsuit which are unknown or  
16 unanticipated at the time this Consent Decree and Order is signed. Except for all  
17 obligations required in this Consent Decree and Order, the parties intend that this  
18 Consent Decree and Order apply to all such further loss with respect to the  
19 lawsuit, except those caused by the parties subsequent to the execution of this  
20 Consent Decree and Order. Therefore, except for all obligations required in this  
21 Consent Decree and Order, this Consent Decree and Order shall apply to and  
22 cover any and all claims, demands, actions and causes of action by the parties to  
23 this Consent Decree and Order with respect to the lawsuit, whether the same are  
24 known, unknown or hereafter discovered or ascertained, and the provisions of  
25 Section 1542 of the California Civil Code are hereby expressly waived. Section  
26 1542 provides as follows:

27 A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS  
28 WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO  
EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING

1 THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST  
 2 HAVE MATERIALLY AFFECTED HIS SETTLEMENT WITH  
 3 THE DEBTOR.

4 12. Except for all obligations required in this Consent Decree and Order,  
 5 each of the parties to this Consent Decree and Order, on behalf of each, their  
 6 respective agents, representatives, predecessors, successors, heirs, partners and  
 7 assigns, releases and forever discharges each other Party and all officers,  
 8 directors, shareholders, subsidiaries, joint venturers, stockholders, partners,  
 9 parent companies, employees, agents, attorneys, insurance carriers, heirs,  
 10 predecessors, and representatives of each other Party, from all claims, demands,  
 11 actions, and causes of action of whatever kind or nature, presently known or  
 12 unknown, arising out of or in any way connected with the lawsuit.

13 **TERM OF THE CONSENT DECREE AND ORDER:**

14 13. This Consent Decree and Order shall be in full force and effect for a  
 15 period of twelve (12) months after the date of entry of this Consent Decree and  
 16 Order, or until the injunctive relief contemplated by this Consent Decree and  
 17 Order is completed, whichever occurs later. The Court shall retain jurisdiction of  
 18 this action to enforce provisions of this Consent Decree and Order for twelve (12)  
 19 months after the entry of this Consent Decree and Order, or until the injunctive  
 20 relief contemplated by this Consent Decree Order is completed, whichever occurs  
 21 later.

22  
 23 **SEVERABILITY:**

24 14. If any term of this Consent Decree and Order is determined by any  
 25 court to be unenforceable, the other terms of this Consent Decree and Order shall  
 26 nonetheless remain in full force and effect.

27 //

28 //

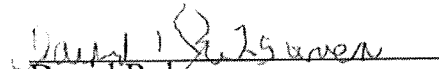


1 **SIGNATORIES BIND PARTIES:**

2 15. Signatories on the behalf of the parties represent that they are  
3 authorized to bind the parties to this Consent Decree and Order. This Consent  
4 Decree and Order may be signed in counterparts and a facsimile signature shall  
5 have the same force and effect as an original signature.

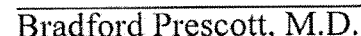
6  
7 Dated: September 5, 2011

Plaintiff David Rubsamen

8  
9   
David Rubsamen

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11 Dated: September \_\_, 2011


Defendants Bradford Prescott, M.D., and  
Alpha Medical Associates LLC

12  
13  
14   
Bradford Prescott, M.D.

15  
16 **APPROVED AS TO FORM:**


17 Dated: September 14, 2011

LAW OFFICES OF PAUL L. REIN

18  
19   
20 By PAUL L. REIN  
Attorneys for Plaintiff  
21 DAVID RUBSAMEN

22  
23 Dated: September 15, 2011

GORDON & REES LLP

24  
25   
26 By MICHAEL BRUNO  
Attorneys for Defendants BRADFORD  
27 PRESCOTT, M.D.; ALPHA MEDICAL  
ASSOCIATES LLC

**SIGNATORIES BIND PARTIES:**

15. Signatories on the behalf of the parties represent that they are authorized to bind the parties to this Consent Decree and Order. This Consent Decree and Order may be signed in counterparts and a facsimile signature shall have the same force and effect as an original signature.

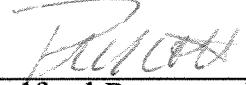
Dated: September \_\_, 2011

Plaintiff David Rubsamen

\_\_\_\_\_  
David Rubsamen

Dated: September 21, 2011

Defendants Bradford Prescott, M.D., and  
Alpha Medical Associates LLC

  
\_\_\_\_\_  
Bradford Prescott, M.D.

**APPROVED AS TO FORM:**

Dated: September \_\_, 2011

LAW OFFICES OF PAUL L. REIN

\_\_\_\_\_  
By PAUL L. REIN  
Attorneys for Plaintiff  
DAVID RUBSAMEN

Dated: September \_\_, 2011

GORDON & REES LLP

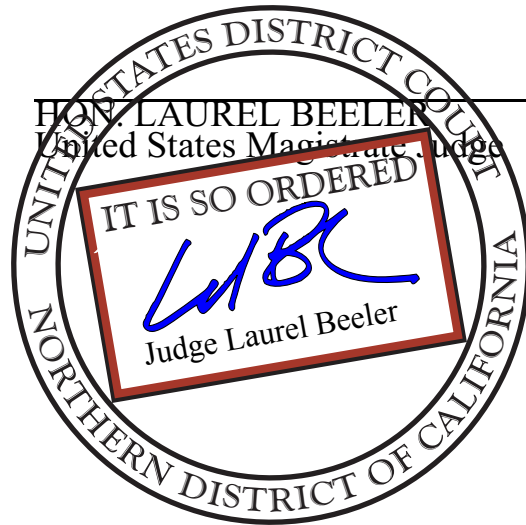
\_\_\_\_\_  
By MICHAEL BRUNO  
Attorneys for Defendants BRADFORD  
PRESCOTT, M.D.; ALPHA MEDICAL  
ASSOCIATES LLC



**ORDER**

Pursuant to stipulation, and for good cause shown, IT IS SO ORDERED.

Dated: October 28, 2011



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